QUITCLAIM DEED

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

STATE OF Texas, COUNTY OF Travis

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Cam K. Thorp
Affiant

Subscribed and sworn to me on Dec. 23, 2025.

Mark Joseph Feyereisen
NOTARY PUBLIC

My Commission Expires: 4/13/2027

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Corinne Kara Thorp et al 2209 Windswept Drive Austin, TX 78738	SAME	086-12-0-034.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that **THE MOSCHELLA FAMILY TRUST DATED JANUARY 30, 1995**, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto **CORINNE KARA THORP** and **JACQUELINE IRENE WINRIGHT**, as joint tenants with rights of survivorship, hereinafter called **"GRANTEES,"** their successors and assigns, its entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Karen Johnson Davidson County
Batch# 1364074 DEEDQC
12/31/2025 10:02:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251231-0104385

Land in Davidson County, Tennessee, being known as Lot No. 34 on the Plan of Hermitage Woods, Section 3A of record in Plat Book 5200, page 161, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed from Christopher Thorp and Corinne Thorp to THE MOSCHELLA FAMILY TRUST DATED JANUARY 30, 1995 dated June 9, 2017 and filed for record on June 12, 2017 as Instrument 20170612-0058851, Register's Office for Davidson County, TN.

This is improved property, known as 1212 Tulip Grove Road, Hermitage, TN 37076.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on Dec. 23rd, 2025.

THE MOSCHELLA FAMILY TRUST DATED JANUARY 30, 1995

By: Corinne Kara Thorp

Corinne Kara Thorp

Its: Trustee

STATE OF Texas)

COUNTY OF Travis)

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Corinne Kara Thorp, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Trustee of **THE MOSCHELLA FAMILY TRUST DATED JANUARY 30, 1995**, the within named bargainor, and that she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing for **THE MOSCHELLA FAMILY TRUST DATED JANUARY 30, 1995** by herself as Trustee.

WITNESS MY HAND AND OFFICIAL SEAL, this the 23rd day of December 2025.

Mark Joseph Feyereisen

NOTARY PUBLIC

My Commission Expires: 4/13/2027

MARK JOSEPH FEYEREISEN
Notary Public, State of Texas
Comm. Expires 04-13-2027
Notary ID 13431903-0

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on

12/31/2025.

John Cobb Rochford

12/31/2025

Date

State of Tennessee

County of Davidson

Personally appeared before me Katherine Cooper, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on 12/31/2025.

Katherine Cooper

Katherine Cooper

My Commission Expires: 07/02/29

